

Village Board Meeting February 13, 2024

1 - Order

President Weatherston called the Village Board meeting to order at 6:00 p.m. at the Caledonia Village Hall.

2 - Pledge of Allegiance

President Weatherston led the board in the Pledge of Allegiance to the Flag.

3 - Roll Call

PRESENT: 6 – President Weatherston, Trustee McManus, Trustee Stillman, Trustee Lambrecht, Trustee Martin, and Trustee Wishau

EXCUSED: 1 – Trustee Pierce

STAFF: Administrator Kathryn Kasper, Clerk Jennifer Olsen, Public Services Director Tony Bunkelman, Village Engineer Ryan Schmidt, Finance Director Wayne Krueger, Development Director, Peter Wagner, Police Chief Christopher Botsch, Fire Chief Jeff Henningfeld, Village Attorney/HR Manager Tyler Helsel and Village Attorney Elaine Ekes.

4 – Approval of Minutes

Motion by Trustee McManus to approve the Village Board minutes of the January 23, 2024 meeting as printed, seconded by Trustee Martin. Motion carried 6-0.

5 – Public Comment

The following people appeared to speak before the Village Board:

1. Lauren Ferg: Is for the Middle School expansion but would like parking issues to be addressed.
2. Al Lopez: Expressed concerns over traffic, flooding, and power issues with the new developments and school expansion.
3. Jim Wyden: Expressed concerns over flooding and traffic issues near Catherine Dr. Suggested Middle Road as access point for new developments.
4. Jeff Midday: Suggested more time (3-4 weeks) to review final plat before it is voted on. Expressed concerns that the school traffic study does not consider future developments.
5. Kasandra: Expressed concerns that the school traffic study does not consider future developments.
6. Dan Wolf: Expressed concerns on traffic issues on Middle Road with new subdivisions.
7. Jeff Daniel: Reported back on meeting with the developer and that they have addressed the density, design, and value issues. Three points remain, including traffic, flooding, and power outages.
8. Rebeca Rabe: Expressed concerns that the school traffic study does not consider future developments. Would also like a sidewalk.

6 – Ordinances and Resolutions

- A. Ordinance 2024-02 – To Amend Zoning Districts of the Zoning Map Adopted Under Section 16-2-3 of the Code of Ordinances of the Village Of Caledonia Approving a Request to Rezone ±28.81 Acres from R-3, Single Family Residential District to I-1, Institutional District for the Parcel Located at 2115 5 ½ Mile Road, Parcel Id No. 104-04-23-17-082-000, Village of Caledonia, Racine County, WI., Racine Unified School District, Owner (*Plan Commission 1/29/24, 6-0*)**

No discussion. A motion was made by Trustee Martin to approve the resolution, seconded by Trustee Stillman. Motion carried 6-0.

- B. Resolution 2024-011 – To Approve a Request for a Site, Building, & Operations Plan to Construct and Utilize a ±38,000 Square-Foot Middle School Addition, A ±5,000 Square-Foot Cafeteria Addition on the Existing School, and Other Site Modifications, Village of Caledonia, Racine County, WI; Jason Albrecht, Applicant; Racine Unified School District, Owner (*Plan Commission 1/29/24, 6-0*)**

Extended discussion regarding the parking and traffic issues raised by residents. Residents were informed that RUSD has proposed 52 spots added with 12 in front and the rest in back of the school, with the possibility of adding 20 more spots in the bus loop and another 20 to the south if needed. Staff clarified that the number of parking spots meets the minimum requirement for the additions and that RUSD has determined the number of parking stalls required for their expansion. Staff recommended residents attend the school board meeting to address any additional concerns regarding parking and operational matters.

A motion was made by Trustee Stillman to approve the resolution, seconded by Trustee McManus. Motion carried, 6-0.

- C. Resolution 2024-012 – To Approve a Site, Building, & Operations Plan to Construct and Utilize a ±5,580 Square-Foot, Gravel, Outdoor Storage Yard with Fencing for the Parcel Located 6228 Douglas Avenue, Pete Sanfelippo, Applicant, Meade Inc., Owner (*Plan Commission 1/29/24, 6-0*)**

No discussion. A motion was made by Trustee McManus to approve the resolution, seconded by Trustee Stillman. Motion carried, 6-0.

- D. Resolution 2024-013 – To Approve a Request for a Conditional Use Permit to Allow for the Operation of a Contractor's Yard with a Fenced, Outdoor Storage Yard for Related Business Equipment and Materials for the Parcel Located at 6228 Douglas Avenue, Meade Inc., Owner (*Plan Commission 1/29/24, 6-0*)**

No discussion. A motion was made by Trustee Stillman to approve the resolution, seconded by Trustee Wishau. Motion carried, 6-0.

- E. Resolution 2024-014 – To Approve a Site, Building, & Operations Plan to Construct A ±651 Square-Foot Accessory Structure with a Solar Panel Roof for the Property Located at 7133 Michna Road, Village of Caledonia, Racine County, WI; Marylynn Conter Strack, Applicant, Sisters of St. Dominic, Owner (*Plan Commission 1/29/24, 6-0*)**

No discussion. A motion was made by Trustee Martin to approve the resolution, seconded by Trustee Lambrecht. Motion carried, 6-0.

- F. Resolution 2024-015 – To Approve a Waiver to Ordinance Sec. 14-3-5(B) and a Preliminary Condominium Plat for Waters Edge Place PARCEL IDS 104-04-23-21-003-020, 104-04-23-21-003-010, 104-04-23-21-003-030 – Located in the NE ¼ of Section 21, T4N, R23E, Village of Caledonia, Racine County, WI – Owner & Applicant – CCM – Caledonia, LLC. (Plan Commission 1/29/24, 6-0)**

After limited discussion, a motion was made by Trustee Stillman to approve the resolution, seconded by Trustee McManus. Motion carried, 6-0.

- G. Resolution 2024-016 – To Approve Certified Survey Map # _____; – Parcel Id 104-04-23-21-003-020, 104-04-23-21-003-010, 104-04-23-21-003-030 - Located in the NE ¼ of Section 21, T4N, R23E, Village of Caledonia, Racine County, WI – Owner & Applicant – CCM – Caledonia, LLC. (Plan Commission 1/29/24, 6-0)**

After limited discussion, a motion was made by Trustee Martin to approve the resolution, seconded by Trustee Lambrecht. Motion carried, 6-0.

- H. Resolution 2024-017 – To Approve a Waiver of Ordinance Sec. 14-3-5(B) (Conservation Easement) and Amended Preliminary Plat of Caitlyn Woods, Which Proposes 70 Single-Family Residential Lots (Including One Flag Lot) and 3 Outlots on Parcel Id No. 104-04-23-17-072-000 Submitted by Dan Szczap, Applicant, Middle Road Investments LLC, Owner (Plan Commission 1/29/24, 6-0)**

Staff clarified that the developer modified their original plat to meet the 40% open space requirement. To address residents' concerns regarding flooding, staff also clarified that a final plat and site plan will still need to be submitted and reviewed by staff and approved by the board before building will occur.

A motion was made by Trustee McManus to approve the resolution, seconded by Trustee Stillman. Motion carried, 6-0.

- I. Resolution 2024-018 – To Approve a Waiver of Ordinance Sec. 14-3-5(B) (Conservation Easement) and the Amended Preliminary Plat of Audubon Arboretum, Which Proposes 120 Single-Family Residential Lots and 5 Outlots On Parcel Id Nos. 104-04-23-17-084-000, 104-04-23-17-085-000, 104-04-23-17-086-005, and 104-04-23-17-083-000 Submitted by Daniel Szczap, Applicant, Audubon Park-Racine, LLC, Owner (Plan Commission 1/29/24, 6-0)**

A meeting between the developer and residents resulted in an updated preliminary plat that increased outlot sizes as a buffer zone near Charles and 5 1/2 Mile Road. Addressing resident concerns on the increase of power outages, it was clarified that WE Energies is responsible for that and not the Village. It was recommended that residents contact them with their concerns.

A motion was made by Trustee McManus to approve the resolution, seconded by Trustee Stillman. Motion carried, 6-0.

- J. Resolution 2024-019 – To Approve an Amended Preliminary Plat of Homestead Acres, Which Proposes 54 Single-Family Residential Lots, 21 2-Family Residential Lots, and 4 Outlots On Parcel Id Nos. 104-04-22-35-029-030, 104-04-22-34-081-010, Submitted By Nancy Washburn, Applicant, The Newport Group Ltd, Owner and Denying the Request for a Waiver of the Conservation Easement Required Under Sec. 14-3-5(B) of the Code of Ordinances (Plan Commission 1/29/24, 5-1)**

Brief discussion regarding the conservation easement waiver, reiterating that the ordinance should be reviewed to address the number of variance requests. The developer spoke on the issue of locating a conservancy willing to take on new easements, but did not contest the denial of the waiver.

A motion was made by Trustee McManus to approve the resolution, seconded by Trustee Stillman. Motion carried, 6-0.

K. Resolution 2024-020 – To Approve a Concept Plan for the Proposed Crawford Subdivision to Establish the Base Development Yield and Density and to Approve the Waivers of Ordinance 14-3-4(C)(4)(B)(II) and 14-3-5(B) with 14 Single-Family Residential Lots and 1 Outlot on Parcel Id No. 104-04-22-24-036-020 Submitted By Nancy Washburn, Applicant TNG 23, LLC, Owner (*Plan Commission 1/29/24, 4-2*) (*Applicant has submitted a request to postpone the item*)

No discussion. A motion was made by Trustee Stillman to lay over the resolution, seconded by Trustee Martin. Motion carried, 6-0.

L. Resolution 2024-021 – To Accept Improvements in the Caledonia Corporate Park (*CoW 1/23/24, 6-0*)

No discussion. A motion was made by Trustee Martin to approve the resolution, seconded by Trustee Stillman. Motion carried, 6-0.

M. Resolution 2024-022 – To Accept Improvements for the Corona Drive Extension (*CoW 1/23/24, 6-0*)

No discussion. A motion was made by Trustee Lambrecht to approve the resolution, seconded by Trustee Martin. Motion carried, 6-0.

N. Resolution 2024-023 – To Accept Improvements For The Buckley Road Extension (*CoW 1/23/24, 6-0*)

No discussion. A motion was made by Trustee Martin to approve the resolution, seconded by Trustee Stillman. Motion carried, 6-0.

O. Resolution 2024-024 –To Execute a Stormwater Pond Easement Agreement with TI Investors Of Caledonia LLC (*CUD 02/07/24*)

No discussion. A motion was made by Trustee Stillman to approve the resolution, seconded by Trustee Martin. Motion carried, 6-0.

P. Resolution 2024-025 –Authorizing the Awarding of a Contract for Hot Mix Asphalt Paving in the Village of Caledonia For 2024 (*Village Board Only*)

No discussion. A motion was made by Trustee Martin to approve the resolution, seconded by Trustee McManus. Motion carried, 6-0.

Q. Resolution 2024-026 – Reviving the Personnel Committee of the Village Board for the Limited Capacity of Grievance Appeals (*CoW 1/23/24, 6-0*)

No discussion. A motion was made by Trustee McManus to approve the resolution, seconded by Trustee Wishau. Motion carried, 6-0.

R. Resolution 2024-027 - Resolution of the Village Board of the Village of Caledonia to Approve a Variance for 6243 Charles Street From the Sewer Service Charge (CUD 01/11/24, COW 1/23/24, 4-2)

Staff spoke on the item reiterating that the Caledonia Utility Commission recommended denying the request, and clarified that the applicant was informed of the additional charge before building commenced. Staff also raised concerns about setting a legal precedence with negative consequences for the Village in the future. The Village Attorney recommended that if the board is inclined to approve the resolution that they refer it back to the Committee of the Whole so that a formal legal opinion could be provided.

A motion was made by Trustee Martin to approve the resolution, seconded by Trustee McManus. Motion failed, 1-5. Trustee Martin voted aye.

S. Resolution 2024-028 – To Vote to Approve the Second Amended Joint Chapter 11 Plan of Reorganization of Endo International PLC and its Affiliated Debtors as Recommended by the Official Committee of Opioid Claimants (Village Board Only)

After limited discussion, a motion was made by Trustee Martin, seconded by Trustee McManus. Motion carried, 6-0.

7. - New Business

A. Approval of A/P checks

A motion was made by Trustee Wishau to approve A/P Checks, seconded by Trustee McManus. Motion carried, 6-0.

B. Appointment of Michael Lambrecht to the Communications Committee

A motion was made by President Weatherston to appoint Michael Lambrecht to the Communications Committee, seconded by Trustee McManus. Motion carried, 6-0.

C. Adoption of Village standard color on website

A motion was made by Trustee McManus to approve the color change, seconded by Trustee Martin. Motion carried, 6-0

8 – Adjournment

President Weatherston adjourned the meeting at 7:12 p.m.

Respectfully prepared and submitted:

*Jennifer Olsen
Village Clerk*